

Design Review Meeting  
March 7, 2022  
Virtual Meeting via ZOOM

Members In attendance: Ken Savoie, Rue Sherwood, John Sarni, Bob Weatherall, Laura Gresh,  
Staff present: Ethan Parsons, Director of Planning & Development

Also present: Michel Becker, Tom Mayo, Charrissa Vitas, Carl Gardner

Citizen Queries: None

## 214 High Street

Request by 214 High St. LLC for a Special Permit for a multifamily dwelling of (10 units), which is located in mixed-use commercial and residential district known as Highway Business.

Bob Weatherall chaired the meeting until Ken Savoie arrived.

The 3.9-acre property is adjacent to the car wash on one side and a multifamily on the other. It is a deep lot with wetlands due to run-off from car wash where there is a concrete wall dividing the properties. This wall directs the water to this property creating man-made wetlands.

The front façade shows three stories with four-units side by side. There are two gables at the center roof-line with "Queen Anne" decorative detail within the gables breaking up the mass of the building. A row of four two-stall garage doors with a central front door spans the first level.

The first story is painted a different color than upper floors with darker color within the cables. Shingle and clapboard are shown providing differing textures. Evergreen plantings are at the front of the property.

Building meets required setback. The building is 34-feet deep and 82-feet long. A fence and trees screen property on both sides.

Rue suggested crushed stone be used for guest parking.

John asked if two buildings – splitting the four units – was considered.

The area where the concrete barrier separates the two properties creates wetland and prohibits building two duplex buildings.

Ken noted this not a natural wetland.

Michael Becker said having four garages at first level prevents cars being parked at the front of the building. Originally duplexes were considered but Cons-Com had a problem building on wetlands.

Tom Mayo said the height of the building is 42-feet - 7-1/2 inches from average finished grade. The building is handicapped accessible. The first and second-floor have 8 one-bedroom units. Two of the first-floor units are handicapped adaptable. There is an increase in elevation at the rear of the building with the addition of two-feet.

Ken said he hoped the Planning Board would allow for a remedy for drainage issues created by the concrete wall to allow for a better plan.

John commented with four garages that provides parking for eight units and noted that two units will not have garage parking.

Bob commented on the back façade having a monolithic design – there are no projections or balconies. He suggested reducing the number units. He also said that the property shown seems too dense for the constraints created by the property.

Michael Becker said the property meets requirements of the zoning with 10-units. He said there are 1-1/2 parking spaces for studio apartments. Rents will start at \$1600 with a one-bedroom unit of 600 square feet.

Ken said he approved of the small size units that are affordable. The Victorian detail and projecting windows help the design of the front façade. He said he would like to see a creative landscaping plan.

Linda suggested landscape plan include trees in back of the building.

Ethan suggested at this point the discussion be continued to a future meeting.

## 5-7 Turkey Shore Road

Proposal before the DRB is a two-story accessory building of 1,000 square feet on property with an existing duplex house.

Carl Gardner, applicant, said the proposed building meets set back requirements. He said he has submitted the plans to the Planning Board.

The four façades would have board and baton at the first level and clapboard at the second.

Ken commented if a GIS map was submitted with application, we could see the proposed building in relation to neighborhood -- aerial photos also help. He said streetscape views and relation of the proposed building in the neighborhood is part of the application submission. The DRB needs to see context.

Carl said the GIS maps are inaccurate.

Bob said he supports Ken's request of photos showing context – he said this is a requirement and is necessary for a special permit. We need to see drawings to scale.

Carl said he had submitted required documents for an accessory building.

Bob said special permits require a complete presentation and the DRB recommends to the Planning Board more information be submitted by the applicant. The DRB needs to see context within the neighborhood.

All members said they were in agreement that the application needs photos or renderings of the building showing the building within the context of the neighborhood.

## Review of February 7, 2022 minutes.

John motioned to approve with edits requested. Laura seconded the motion. All voted in favor.

John motioned to adjourn meeting. Rue seconded the motion. All voted in favor.

Next meeting is scheduled for Monday, April 4, 2022.

Minutes by  
Laura Gresh, Secretary

*February 7, 2022 meeting minutes were approved at this meeting.*

Minutes approved April 4, 2022